

LINTON PARISH COUNCIL *DRAFT for APPROVAL*

MINUTES of an ADDITIONAL MEETING of the Linton Parish Council held in the Linton Village Hall on Monday 9th February 2009 commencing at 7.30pm

There were present Chairman, Cllr C.Baxter, together with Cllrs Mrs M Price, Mrs J Sawyer, I Firmin, J Smith and J Whitmarsh
Cty and Borough Councillor Mrs P. Stockell

JohnWoodward	Maidstone Borough Council
Deanne Cunningham	Maidstone Borough Council
M.D.Stevens	Parish Clerk

PCSO Jo Watts

18 members of the public

The Chairman opened the meeting at 7.30pm promptly welcoming everybody particularly the Officers from the Maidstone Borough Council. He explained that the purpose of the meeting was to ascertain the thoughts and wishes of the Parish Council so that these can, if appropriate, be incorporated into the Management Plan for the Conservation Area. He would during the meeting give the public present opportunity to respond to what they hear and to comment.

Apologies were received from Cllrs Mortimer and Parr (on Borough Council business) and Parish Councillor J Bridle. There were no other apologies.

The Chairman invited John Woodward, Conservation and Design Officer from the Maidstone Borough Council to address the meeting.

Mr Woodward explained his professional background, his role in the production of the Conservation Area Appraisal and his ongoing role re the Management Plan. Deanne Cunningham was also introduced giving brief details of her role in the process of producing the Appraisal and Management Plan together with her small team of Officers. Both stressed that there was no additional funding available to deliver any of the suggestions/recommendations that resulted from the discussion on the Appraisal and subsequently include, if appropriate, in the Management Plan. Both indicated that comments received during the preparation of the Appraisal and after its publication had all been positive and helpful and it was hoped that these would continue during the drawing up of the Management Plan. The uniqueness of the village was there for all to see yet there was clearly a major problem in conserving it because of the busy main road which passed through the centre. (A229). This would need to be borne in mind when drawing up the Management Plan and consideration given to improving the entrances to the Village, the road surface and reducing the amount of street furniture.

The Management Plan would follow a well established format and would include:-

- a) INTRODUCTION *Brief paragraph to explain reasons for Management Plan and its nature Reference would be made to EH Guidance,PPG15 etc.*
- b) The CONSERVATION APPRAISAL (CAA) *Refer to the approved CAA, date of publication/adoption etc. brief paragraph on what the CAA sets out to do. List the conclusions from which the management Plan flows*
- c) POLICY BACKGROUND *PPG15, Structure Plan,LDF/Saved policies from Local Plan*
- d) CHANGES TO THE BOUNDARY *Identify areas to be included or excluded. Where additional areas are proposed, include survey of buildings/trees/other features(to include building by building analysis as carried out in CAA)Explain reasons+ consultation procedure – give time scale.*
- e) PRINCIPLES for DEVELOPMENT CONTROL
 - i) *Redevelopment – refer back to building-by- building analysis*
 - ii) *Infill – where/ how it may be permissible*
 - iii) *Design and quality styles*
 - iv) *Alterations to existing properties*
 - v) *Quality of applications – full applications only ,Design& Access statements, (drawing needs including quality of drawings)*
 - vi) *Building materials*
 - vii) *Use of technically qualified/experienced officers to advise on proposals.*
- f) ENHANCEMENT PROPOSALS – *Can include Article 4 Directions, enforcement/repairs notices/Section 215 notices*
- g) REVIEW and PRACTICE PROCEDURES
- h) CONSULTATION PROCESS

Mr Woodward went briefly through each section clarifying a number of points and gave examples.

The Chairman thanked Mr Woodward for his very clear introduction and before opening the meeting to the public, sought comments from the Parish Councillors.

Further clarification was sought on extending the Conservation area eastwards to include Linton Park and to include the Car Park and adjoining land. Mr Woodward indicated that this was a possibility and would make some sense. He did however point out, in response to a further question that once an area had been added to the Conservation Area (eg the Car Park) ... the possibility of developing the site sometime in the future, say for a new Village Hall, would be difficult.

Expanding the Conservation Area to the west of the A229 to include Vicarage Field and the Allotment Gardens was also raised. The above point was again made, however it

was clear that consideration should be given to reviewing the boundary to make it consistent, as currently it split gardens etc. This needed to be looked at.

The Chairman opened the meeting to hear comments from the public.

Cllr Mrs Stockell concurred with the problems caused by the traffic passing through the village and the difficulties experienced at Linton Cross Roads. She advised the meeting that a Roundabout would be constructed at the crossroads during 2009/10 which might help slow traffic down (The Clerk advised the meeting that the PC had not been formally advised of this development; he had also heard that the two Village Gateways were to be improved but had no details) Deanne Cunningham agreed to follow up both these issues.

The extension of the Area to the west was raised as it was thought this would help to protect the Village from any development in the future. With particular reference to Vicarage Field, a question was raised as to the legitimacy of grubbing fruit trees in a conservation area. Assurances were given that commercial orchards were not included within the scope of tree preservation.

Replacement windows were also raised and an assurance was given that those properties that had replacement windows would not be required to replace them.

In response to a question on time scale an assurance was given that a document for consultation would probably be available by the end of March.... There would then be a consultation period before the Management Plan went to the MBC for approval. Mr Woodward asked people to contact him if they had any points to make ... he was contactable on 01622 602617 or by e-mail johnwoodward@maidstone.gov.uk . Details were also on the MBC web site at www.digitalmaidstone.co.uk and follow the links to Conservation.

There being no further questions the Chairman thanked the MBC Officers for their attendance and helpful contribution.

The Clerk reminded the meeting of the ANNUAL PARISH MEETING on the 8th April 2009 in the Village Hall when the RECYCLING was to be the theme.

The Chairman informed the meeting that he had recently attended a heated meeting of the Coxheath Parish Council at which the Traffic Calming was discussed. An exhibition of the proposed revisions to the current scheme was to be held later in the month

There being no further business, the Chairman thanked those present for their attendance, reminded them of the next Parish Council meeting on 23rd. February 2009 and closed the meeting at 8.25pm

MDS